Davidson County DEEDWARR
Recvd: 03/15/05 08:45 2 pgs
Fees:13.00 Taxes:533.91

20050315-0028178

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $144,300.00

Amanda McClark
Affiant

Subscribed and sworn to before me, this 11th day of March, 2005

Amy Leathers
Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

AMY LEATHERS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY:
Southland Title & Escrow Co., Inc.
7101 Executive Center Drive, Suite 151
Brentwood, TN 37027

ADDERSSS NEW OWNERS AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Staup	New Owner	150-01
(NAME)	(NAME)	(MAP)
2713 Priest Lake Drive		10.00
(ADDRESS)	(ADDRESS)	(PARCEL)
Nashville, TN 37217		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid by the hereinafter named Grantee(s), and other good and valuable consideration, the receipt of which is hereby acknowledged, I/we, Mike Ford Custom Builders, LLC, hereinafter called the Grantor(s), have bargained and sold, and by these presents do hereby transfer and convey unto Mark Staup and Steven Rutherford, hereinafter called Grantee(s), their heirs and assigns, that certain tract or parcel of land in Davidson County, TENNESSEE, described as follows, to-wit:

LAND in Davidson County, Tennesse, BEING Lot No. 210, on the Plan of Edge-O-Lake Estates, of record in Plat Book 3600, page 43, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Mike Ford Custom Builders, LLC by deed from Connie T. Ford of record in Instrument No. 20041025-0127968, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the taxes for the current year and subsequent years; any and all easements and/or restrictions of record; and all matters shown on the plan of record; all in the said Register's Office.

This is ( ) unimproved (X) improved property, know as: 2713 Priest Lake Drive, Nashville, Tennessee 37217

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 11th day of March, 2005.

Mike Ford Custom Builders, LLC

Mike E. Ford
Member Manager

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Mike E. Ford with whom I am personally acquainted and who upon his oath acknowledged himself to be the Member Manager of Mike Ford Custom Builders, LLC the within named bargainer, a limited liability company, and that he as such Member Manager being authorized so to do, executed the foregoing instrument for the proposes therein contained by signing the name of the limited liability company by the said Mike E. Ford as such Member Manager..

Witness my hand and official seal at office at Brentwood, Tennessee, on this the 11th day of March, 2004.

Notary Public

My Commission Expires: 7/30/05

